

**1053/1 The Cove Crescent, Carrara, QLD, 4211**



**House For Sale**

Wednesday, 25 September 2024

1053/1 The Cove Crescent, Carrara, QLD, 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Positioned in an Exclusive Gated Community

Don't let this opportunity slip away. Introducing your chance to reside in 'The Cove Emerald Lakes Estate,' a prestigious community coveted by many but accessible to only a select few.

Nestled in the heart of Carrara, 'The Cove Emerald Lakes Estate' is renowned for its tranquil atmosphere and tight-knit community, often considered a hidden treasure. Whether you prefer a peaceful lifestyle or want to immerse yourself in the lively social scene and community gatherings, The Cove offers it all.

This residence's expansive windows flood the interiors with natural light, creating a warm and welcoming environment. Perfect for those seeking effortless living in a secure gated community at the core of the Gold Coast. With two generous sized bedrooms plus a separate office space that can be easily converted to a third bed. 1053 The Cove offers a large open plan living and dining that flows onto your own private outdoor entertaining space looking over a luscious green backdrop.

Don't miss out on the opportunity to inspect today.

### Property Highlights:

- Two generously sized bedrooms with built-ins (walk-in closet in master)
- Open plan living and dining areas
- Modern kitchen appliances with gas cooktop
- Split system air conditioning in the living room
- Security screen to front door
- Private balcony entertaining space
- 1 x spacious garage, plus 1 x car park in front to the garage
- 6kw Solar unit

### Financials:

- Council rates (approx) \$1025 per half year
- Water rates (approx) \$393 per quarter
- Body Corporate (approx) - \$152 per week
- Rental appraisal: Approx \$750 to \$800pwk

### Community Amenities:

- Private and secure gated complex with CCTV
- Lakeview featuring a private sandy beach
- 20m resort-style pool (heated in winter for year-round enjoyment)
- Gymnasium
- BBQ area
- Recreational Room
- Ample visitor parking throughout the complex
- Pet-friendly (subject to Body Corporate approval)
- Over 11 kilometres of lakeside walking tracks
- Proximity to Heritage Bank Stadium, four nearby golf courses, and public transport.

Emerald Lakes has so much to offer. Only a quick and easy stroll to cafes, restaurants, supermarkets, and a medical centre, don't let this opportunity slip through your fingers. This exceptional townhouse, with its captivating nature views, is a gateway to the extraordinary lifestyle that Emerald Lakes has to offer. Act now and seize the chance to make it your own.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the

information contained herein. \* denotes approximate measurements.